

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

JUNE 8, 2016

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Scott Lepsky, Don Hassler, Bill Woeste, Brian Begley, and Tom Hasselbeck. Motion to excuse Ron D'Epifanio carried unanimously.

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting, held May 25, 2016, were approved as submitted.

OLD BUSINESS

NEW BUSINESS

Building Façade Approval – 5879 Olde Winton Ln.- Olde Winton Subdivision

Slides were shown of the site and proposed site plan. There are existing homes on either side of the proposed home, which are shown on the site plan. There are no “bump-outs” planned for the proposed home, since the two existing adjacent homes already have them. Slides were shown on the front elevation, consisting of a brick front, with vinyl siding on the front near the door and shake siding on the gable. John Boyle, JNB Custom Homes, spoke. The brick on the front will be brown, with beige siding. He previously built this home in this subdivision; this is a dressed up version with more brick and added shake siding on the gable. The brick skirting shown on the elevation will only be on the front of the home.

Scott Lepsky, seconded by Don Hassler, motioned to approve the application as submitted. Motion carried 5-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Erin Donovan, Planning Manager, showed slides and discussed proposed changes to the Fairfield Planning and Zoning Code. Updates to the code are usually done once a year. The items discussed were: creating a substance abuse and addiction facility definition and designating it to a Conditional Uses, clarifying churches as Conditional Uses in the C-1 zoning district, changing the Design Review Committee membership requirements, limiting window signage in the D-1 Zoning District; prohibiting LED decorative lights in the D-1 zoning district, requiring natural ground cover, and permitting metal roofs on accessory structures.

Ms. Donovan stated that the City realizes that there is a need for substance abuse and addiction facilities, but want to be cognizant of where they are permitted to be located. A definition also needs to be created; currently, they fall under the “clinic” definition, which also describes doctor and dentist offices. The Whitestone facility on Sandy Lane was able to locate there because of this definition; it is a principally permitted use in the D-1 zoning district. The City of Hamilton recently made changes to their code relating to substance abuse facilities, allowing them as Conditional Uses only in industrial zoning districts. West Chester currently has an 8 month

moratorium on them so they can study them and decide how they want to handle them. Mr. Woeste said the City has recently launched a Heroin Awareness Program. The Whitestone facility, while it is in the D-1 zoning district amongst residential properties, is in a commercial building. Will the City consider inpatient vs. outpatient facilities when making these code changes? There is a need for these types of facilities; AA and other similar organizations are already meeting in schools and churches within the city. The people attending these facilities are trying to receive help, they shouldn't be stigmatized. The facilities should not be singled out; they should be treated the same as doctors and dentists offices. Ms. Donovan stated that clinics are principally allowed uses in the C-4, B-1 and D-1 zoning districts. They are Conditional Uses elsewhere. Mr. Lepsky said the City needs to be aware and prepared for the questions that may arise from residents regarding this issue. He suggested Ms. Donovan continue to research what other jurisdictions are doing and prepare a rough draft presentation.

The next proposed change is clarifying a typo that currently allows churches as a Principal Permitted Use in the C-1 zoning district. They are intended to be Conditional Uses.

The Design Review Committee membership currently consist of a member of: City Council, Planning Commission, the Development Services Director, the Building Official, one at-large member that is a Fairfield resident, and one businessperson from each of the 4 quadrants of the D-1 zoning district. It has been very difficult to get business people to serve. The recommendation is to change the membership to 2 business members and 3 at-large members appointed by Council. Mr. Hasselbeck asked if anyone has reached out to the employees at the banks downtown and suggested that the City do so.

Window signage and LED decorative lights in the D-1 zoning district will be discussed at the next meeting. Things to consider for discussion are: the size of the signage, the amount of window coverage and the type of sign material. There also has to be discussion on how the City will monitor these restrictions. Mr. Hassler also wants to discuss the security bars used on windows. He thinks the Police Department should have to approve them. Mr. Lepsky said the City needs to allow businesses a way to secure their site, but at the same time make sure the downtown district is aesthetically pleasing.

The only areas in the City where landscaping is addressed in the zoning code are in the D-1 zoning district, Planned Unit Development and in between incompatible land uses. The City wants to limit the use of rocks as primary landscaping material, as it is not aesthetically pleasing. Mr. Lepsky suggested limiting the use of rocks to a small percentage of the entire landscaping. There is currently there is no minimum amount of grass required.

Currently metal roofs are not allowed on accessory structures that are greater than 100 square feet; however, permitted on accessory structures in the A-1 zoning district, with two acres or more. Until 3 years ago, they were permitted on all structures. Since the zoning code was changed, there have been six variances allowing metal roofs that have been approved through the Board of Zoning Appeals. Items to consider regarding the metal roofs are roof type, as there are metal shake and metal tile roofs available, and untreated metal that could rust. Carport roofs are also included in this discussion. The ones with metal roofs and posts do not meet the wind load requirements per the Building Code. They are required to have an architect or engineer's stamp on the drawings.

Any feedback on the upcoming proposed Planning and Zoning Code changes are welcome.

Bill Woeste stated that Bob Myron was recently appointed to City Council. The next meeting is scheduled for June 13.

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Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Lynda McGuire, Secretary